

MassDOT Air Rights Parcels 12-15 CAC Presentation Preparation

Questions for All Proponents

1. What stage are you at in the development process?
 - a. Are there any remaining studies, scenario analyses, etc. that you need to undertake before moving forward?
 - b. Where does your proposal stand in terms of financing?
 - c. If you successfully pass through all development review requirements, are you confident that you will be able to break ground soon after?
 - d. Does your project involve a phasing plan for development? If so, please describe.
2. How has your proposal from 2008 been adapted to reflect updates in finances, proposed uses, design, or other specifications?
3. What, if any, engineering study or other analysis did you undertake to determine the costs associated with and feasibility of air rights development for this particular parcel?
4. Could you outline where your proposal encompasses air rights and where it utilizes terra firma? What percentage of the total project is over terra firma versus air rights? If applicable, please indicate how the breakdown varies by phase of development.
5. Is there a specific height or density you have determined that your project must reach in order to make air rights development financially feasible?
6. Does your project cover the entire air rights parcel? If no, what portion of the turnpike remains exposed and where?
7. In what ways, if at all, does your development proposal require control of parcels other than the designated air rights parcels? Please identify with specificity any additional parcels and/or rights incorporated into your development proposal and discuss what agreements are in place to secure those parcels/rights.
8. How does your proposal accommodate/react to other developments planned in the area?
9. Have you undertaken any pedestrian, traffic, public transit, environmental or other impact studies for this project?
 - a. Please outline the findings, any recommendations, and proposed mitigation of that work, specifically noting how your project will ensure accessibility for all users.
 - b. How does your proposal accommodate multi-modal transportation options?
10. How does your project enhance/reconfigure the public realm, in particular the pedestrian environment?
 - a. What new connections are established within and between the Back Bay and Fenway neighborhoods?
11. Does your proposal intend to seek out any public subsidies? More so, what size and type of subsidy do you intend to pursue? Please discuss the rationale.

Questions for Parcels 12 and 13 Proponents

1. In what way does your proposal incorporate the Hynes Convention Center Green Line station and address the issue of accessibility for all users? Have you met with the MBTA to discuss this?

Questions for Parcel 15 Proponents

1. How important is the inclusion of Parcel 14 to your proposal?
2. Have you worked with the Berklee College of Music to examine how your proposal would coexist with the goals and objectives stated in their Institutional Master Plan?
3. Have you worked with the MCCA to ensure your proposed development does not have an adverse impact on operations at the Hynes Convention Center?
4. What improvements to the pedestrian environment does your proposed development envision for the Dalton and Boylston Street intersections specifically?